



## PLANNING COMMISSION

The Planning Commission meets the first and third Wednesday of the month at 7:00 p.m. in the City Council Chambers. All meetings are open to the public. Speakers are asked to complete a "Speaker Information" card (available at the meeting) and deposit it in the box at the podium. No new items will be discussed after 11:00 p.m. If there are items remaining they will be heard at the next regular meeting.

General Plan Amendments, Zone Changes and Variances require a public hearing before the Planning Commission and the City Council. They will automatically be submitted to City Council for hearing approximately 45 days after the Planning Commission hearing.

Actions of the Community Development Director or Planning Commission may be appealed by the applicant, City Council, City Manager, or other interested parties by filing a written notice of appeal along with the required appeal fee with the City Clerk within 15 days of the action.

Staff reports are available for review at the Community Development Department, Civic Center Main Library and the City Clerk's Office. Questions or concerns may be directed to Planning Manager Gregg Lodan at 310.618.5990. Agendas and Minutes are posted on the City of Torrance Home Page [www.tornet.com](http://www.tornet.com).

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in this meeting, please call 310.618.5990. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.  
[28CFR 35.102-104 ADA Title II]

### HOURS OF OPERATION

Monday through Friday from  
7:30 a.m. to 5:30 p.m.

Offices are closed alternate Fridays.

City Hall will be closed  
Friday, July 21, 2006

## CITY OF TORRANCE PLANNING COMMISSION

CITY COUNCIL CHAMBERS  
CITY HALL, 3031 TORRANCE BOULEVARD  
TORRANCE, CALIFORNIA 90503

WEDNESDAY, JULY 19, 2006  
7:00 P.M.

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**"I always wanted to be somebody, but now I realize I  
should have been more specific."**

**~LILY TOMLIN~**

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### AGENDA

1. **CALL TO ORDER**
2. **FLAG SALUTE**
3. **ROLL CALL / MOTIONS FOR EXCUSED ABSENCE**
4. **MOTION TO ACCEPT AND FILE REPORT ON  
POSTING OF AGENDA**
5. **APPROVAL OF MINUTES: JUNE 7, 2006 & JUNE 21,  
2006**
6. **REQUESTS FOR POSTPONEMENTS**

ROLL CALL: \_\_\_\_ Browning \_\_\_\_ Busch \_\_\_\_ Drevno \_\_\_\_ Fauk \_\_\_\_ Gibson \_\_\_\_ Horwich \_\_\_\_ Chairperson Uchima

**7. TIME EXTENSIONS**

**8. CONTINUED HEARINGS**

**9. WAIVERS**

A. WAV06-00008: ARTID AND NOWARAD SOOREECHINE

Planning Commission consideration of a Waiver to allow less than the required front yard setback for a new two car detached garage in conjunction with one story additions to an existing one story single family residence on property located in the R-1 Zone at 1836 Sepulveda Boulevard. (Res. No. 06-078)

B. WAV06-00009: SONIA RODRIGUES (SCOTT MCGREW)

Planning Commission consideration of a Waiver to allow one story additions to an existing one story single family residence to exceed the maximum building height limit on property located in the R-1 Zone at 5312 Sharynne Lane. (Res. No. 06-079)

**10. FORMAL HEARINGS**

A. PRE06-00008, PRE06-00009: JEFFREY A DAHL

Planning Commission reconsideration of two Precise Plans of Development in conjunction with the demolition of an existing single family residence and accessory structure located on a parcel of land consisting of two existing lots, and the development of a new two story single family residence on each lot on property located in the Hillside Overlay District in the R-1 Zone at 3874 Newton Street. (Res. Nos. 06-057, 06-058)

B. PRE06-00010: TRACY UNDERWOOD (RON BALLESTEROS)

Planning Commission consideration of a Precise Plan of Development to allow the construction of first and second story additions to an existing two story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 3208 Carolwood Lane. (Res. No. 06-080)

C. PRE06-00017: VIJAY B. PATEL

Planning Commission consideration of a Precise Plan of Development to allow the construction of a new one story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 26102 Delos Drive. (Res. No. 06-081)

- E. CUP06-00009, TTM61985R: MICHAEL MULLIGAN DEVELOPMENT (MICHAEL BIHN)  
Planning Commission consideration of a Conditional Use Permit to allow the construction of a mixed use development consisting of seven live-work condominium units and a Vesting Tentative Tract Map for condominium purposes on property located in the Downtown Redevelopment Project Area, Commercial Sector at 1620 Gramercy Avenue.  
(Res. Nos. 06-084, 06-085)
- D. CUP06-00011, TTM066741: DOUG BRAWN (MADRONA MEDICAL PLAZA)  
Planning Commission consideration of a Conditional Use Permit to allow an existing commercial center to be converted to medical and professional office condominiums and a Tentative Tract Map for condominium purposes and the merging of two parcels into one parcel on property located in the C-3 Zone at 3220-3246 Sepulveda Boulevard. (Res. Nos. 06-082, 06-083)
- F. CUP06-00004, DIV06-00005, PRE06-00011: MIKE ADLI (REZA AND AKRAM ADLI)  
Planning Commission consideration of a Conditional Use Permit to allow a four unit condominium development, a Division of Lot for condominium purposes and a Precise Plan of Development to allow the construction of four two story units with semi-subterranean parking on property located in the Hillside Overlay District in the R-3 Zone at 332 Paseo De La Playa.  
(Res. Nos. 06-086, 06-087, 06-088)

**11. RESOLUTIONS**

**12. PUBLIC WORKSHOP ITEMS**

**13. MISCELLANEOUS ITEMS**

- A. KREBS HILLSIDE REQUEST  
Planning Commission consideration of a citizens' request to include additional properties within the Hillside Overlay District for properties in the general vicinity of Ruby Street and Palos Verdes Boulevard.

**14. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS**

**15. LIST OF TENTATIVE PLANNING COMMISSION CASES**

**16. ORAL COMMUNICATIONS FROM THE PUBLIC**

**17. ADJOURNMENT**